

# SAN ANTONIO PLANNING COMMISSION MINUTES



April 22, 2009



2:00 P.M.

Cecilia Garcia, *Chair*

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

John Friesenhahn

Dr. Sherry Chao-Hrenek

Andrea Rodriguez

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person  
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

### A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Briefing on proposed amendment to the Unified Development Code Articles II and III regarding the Form Based Development District. (Planning and Development Services)

## 2. 2:00 P.M.– Call to Order, Board Room

## 3. Roll Call

Present: Garcia, Hartman, Friesenhahn, Rodriguez, Billa Burke, Chao, Lindhorst, Martinez

Absent: Limon

## 4. Citizens to be heard

## 5. PUBLIC HEARINGS

Chair Garcia opened the public hearing.

### REPLATS W/ WRITTEN NOTIFICATION:

A. 070465

**Wurzbach Meadow Townhouse**

(Southwest of Crystal Bow and west of Blackberry Drive)

B. 070484

**Wurzbach Heights Townhouse**

(East of Roxbury Drive, north of Wurzbach Road)

\* Project is located in the Camp Bullis Notification Area.

- C. 070471      Horizon Pointe, Unit 6**  
(East of the intersection of Foster Road and Sierra Sunset)
- D. 080585      Huebner/USAA Blvd Commercial**  
(On the north side of Huebner Road, at USAA Boulevard)
- E. 090051      Alamo Ranch 37, Lot 14, Block 85 Enclave**  
(Southeast of the intersection of Prince Solms and Tersk)

**REPLATS:**

- F. 080477      Valero Data Expansion**  
(On the north side of Wiseman Boulevard, near Westover Hills)

**Being no one signed up to speak, Chair Garcia closed the public hearing.**

---

**CONSENT AGENDA**

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

**Chair Garcia announced that items 5A & 13 and 5B & 14 have met all criteria and will be included in the Consent Agenda.**

**PUBLIC HEARINGS FOR ITEMS 6-9 HELD ABOVE:**

- 6.      070471      Horizon Pointe, Unit 6**  
(East of the intersection of Foster Road and Sierra Sunset)
- 7.      080585      Huebner/USAA Blvd Commercial**  
(On the north side of Huebner Road, at USAA Boulevard)
- 8.      090051      Alamo Ranch 37, Lot 14, Block 85 Enclave**  
(Southeast of the intersection of Prince Solms and Tersk)
- 9.      080477      Valero Data Expansion**  
(On the north side of Wiseman Boulevard, near Westover Hills)

**PLATS:**

10.    **070467**        **Cielo Vista Bend\***  
                              (Southeast of Cielo Vista and IH 10)

**LAND TRANSACTIONS:**

11.    **S.P. 1416** Request for a Joint Use Agreement to use Public Right of Way over a 60 foot-wide drainage easement. (Capital Improvement Management Services Department, by Jesse Quesada)
12.    **S.P. 1424** Request for a Joint Use Agreement to use City of San Antonio owned Property. (Capital Improvement Management Services Department, by David Segovia)
13.    **070465**        **Wurzbach Meadow Townhouse**  
                              (Southwest of Crystal Bow and west of Blackberry Drive)
14.    **070484**        **Wurzbach Heights Townhouse**  
                              (East of Roxbury Drive, north of Wurzbach Road)

Chair Garcia called for a motion for the items on the Consent Agenda.

Motion:    Commissioner Martinez to approve the Consent Agenda including 5A&13 and 5B&14.

Second:    Commissioner Billa Burke

In Favor:    Unanimous

Opposed:    None

MOTION PASSES.

---

**INDIVIDUAL CONSIDERATION**

**PUBLIC HEARINGS FOR ITEMS 13-14 HELD ABOVE:**

**SUPPLEMENT:**

**SPECIAL PROJECT:**

Public hearing and consideration of a request to close the intersection of Willow Oak at Roadrunner Way. (Public Works Department by Majed Al-Ghafry, Director; Kent Hickingbottom, Assistant Director)

Majed Al-Ghafry, Director of Public Works, presented the item.

Tim Carrasco, 6963 Willow Oak, in favor of street closure.  
W.H. Spillers, 6910 Willow Oak, in favor of street closure.  
Alberto Virgen, 6818 Willow Oak, in favor of street closure.  
Tomas Orta, 6941 Willow Oak, in favor of street closure.  
Trae Somohano, 6925 Willow Oak, in favor of street closure.  
Rebecca Somohano, 6925 Willow Oak, in favor of street closure.  
Margaret Orta, 6941 Willow Oak, in favor of street closure.  
Rosalie Knodell, 6942 Willow Oak, in favor of street closure.  
Elizabeth Malesich, 6962 Willow Oak, in favor of street closure.  
Bob Malesich, 6962 Willow Oak, in favor of street closure.  
Suzanne Lee, 6955 Willow Oak, in favor of street closure.

Motion: Commissioner Friesenhahn to recommend approval to City Council , closure of intersection of Willow Oaks and Road Runner Way provided that the UDC Section 35-506D6 is satisfied by installing an optional turn around type that meets the design criteria of the International Fire Code.

Second: Commissioner Hartman

In Favor: Garcia, Hartman, Friesenhahn, Rodriguez, Chao, Martinez

Opposed: Billa Burke, Lindhorst

MOTION PASSES.

**PLATS:**

- 15. 080593 Wagley** deferral appeal/resolution  
(Southwest of Salinas Street and N. San Marcos Street)

Janice Wagley, owner, requested a 6 month extension for the plat deferral.

Motion: Commissioner Martinez to disapprove extension request and approval of the resolution to terminate utility service and revoke building permits.

Second: Commissioner Hartman

In Favor: Unanimous

Opposed: None

MOTION PASSES.

**LAND TRANSACTIONS:**

- 16. S.P. No. 1380** Request to close, vacate and abandon an unimproved 12 foot-wide alley (Capital Improvement Management Services Department, by Jesse Quesada)

Jesse Quesada, CIMS, presented the item.

Motion: Commissioner Martinez to approve.  
Second: Commissioner Hartman  
In Favor: Unanimous  
Opposed: None

MOTION PASSES.

17. Briefing and consideration of a resolution de-designation and deleting a of segment of Braun Road on Major Thoroughfare Plan, generally located west of FM 1560 and north of Shaenfield Road. (Planning and Development Services, by Richard Martinez, Senior Planner)

Richard Martinez, Planning & Development Services Dept., presented the item.

Motion: Commissioner Martinez to approve.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None

MOTION PASSES.

18. Briefing and consideration of a resolution de-designation and deleting a of segment of Jones-Maltsberger Road on Major Thoroughfare Plan generally located north of Redland Road and south of Loop 1604. (Planning and Development Services, by Richard Martinez, Senior Planner)

Richard Martinez, Planning & Development Services Dept., presented the item.

Motion: Commissioner Billa Burke to approve both staff's recommendation.  
Second: Commissioner Martinez  
In Favor: Unanimous  
Opposed: None

MOTION PASSES.

19. Briefing and consideration of a resolution authorizing a municipal boundary adjustment with City of Kirby transferring approximately 40 acres to City of Kirby from City of San Antonio; and approximately 1 acre to City of San Antonio from City of Kirby. (Planning and Development Services, Trish Wallace, Planning Manager)

Trish Wallace, Planning & Development Services Dept., presented the item.

Motion: Commissioner Hartman to approve.  
Second: Commissioner Lindhorst  
In Favor: Unanimous  
Opposed: None

MOTION PASSES.

**COMPREHENSIVE MASTER PLANS:**

20. Public hearing and consideration of a resolution recommending the Eastern Triangle Community Plan, a 14.98 square mile area bound by Interstate Highway 10 and FM 1346 on the north, Loop 410 and South Foster Road on the east, New Sulphur Springs and Southcross Boulevard on the south, and Roland Avenue on the west, to City Council to become a component of the City's Comprehensive Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." (Planning and Development Services Department by Rebecca Paskos, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

Rebecca Paskos, Planning & Development Services Dept., presented item.

Dan Martinez, Chair of Eastern Triangle Community Master Planning Team, spoke in full support of adopting the plan.

Harry Jewett, 307 W. Rhapsody, representing four property owners that own property known as Foster Meadow Subdivision. Propose that the area be withdrawn.

Kris Chapa, 2227 Rigsby, requested more information.

Ernestina Valdez, 354 Orchard Rd., spoke in favor.

Mary Kopecki, 4303 Hein Rd., spoke in favor.

Vivian Olivarez, 4438 Wildt Rd., spoke in favor.

Jim McNamare, President for Crestlake HOA, spoke in favor.

Joy McGhee, 2411 Ravina, spoke in favor.

Chair Garcia adjourned the Planning Commission into Executive Session at 4:18 p.m.

Chair Garcia called to order the Planning Commission at 4:31 p.m.

Motion: Commissioner Martinez to approve the Eastern Triangle Community Plan.

Second: Commissioner Hartman

In Favor: Unanimous

Opposed: None

MOTION PASSES.

21. Public hearing and consideration of resolution recommendation the Ingram Hills Neighborhood Plan, a 0.99 square mile area bound by Bandera Road on the north, the properties fronting Benrus Boulevard and Ridge Road on the east, Ingram Road and Quill Road on the south, and Callaghan Road on the west to City Council to become a component of the City's Comprehensive Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." (Planning and Development Services Department by John Osten, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

John Osten, Planning & Development Services Dept., presented the item.

Richard Brogan, spoke in favor.

Motion: Commissioner Hartman to approve the Ingram Hills Neighborhood Plan.

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

MOTION PASSES.

**OTHER ITEMS:**

**22.** Approval of the minutes for the April 8, 2009 Planning Commission meeting

Motion: Commissioner Hartman to approve April 8, 2009 minutes.

Second: Commissioner Martinez

In Favor: Hartman, Friesenhahn, Rodriguez, Billa Burke, Chao, Lindhorst, Martinez

Opposed: None

Abstain: Garcia

MOTION PASSES.

**23.** Director's report

- o Budget and Department Performance
- o Camp Bullis Awareness Zone
- o Edwards Aquifer
- o Professional Development Opportunity – conferences and workshops
- o Steering Committee on Historic Preservation
- o Technical Advisory Committee
- o Unified Development Code

**24.** Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

**25. ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:55 p.m.

APPROVED



Cecilia Garcia, Chair

ATTEST



Executive Secretary